

PUBLIC REVIEW DRAFT
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FARMERS AND MERCHANTS BANK
RESIDENTIAL PROJECT
TURNER ROAD AND LOWER SACRAMENTO ROAD

September 21, 2007

Prepared for:
City of Lodi
Community Development Department
City Hall, 221 West Pine Street
P.O. Box 3006
Lodi, CA 95241-1910

**PUBLIC REVIEW DRAFT
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

**FARMERS AND MERCHANTS BANK
RESIDENTIAL PROJECT
TURNER ROAD AND LOWER SACRAMENTO ROAD**

September 21, 2007

Prepared for:
City of Lodi
Community Development Department
City Hall, 221 West Pine Street
P.O. Box 3006
Lodi, CA 95241-1910

Prepared by:
InSite Environmental
6653 Embarcadero Drive, Suite Q
Stockton, CA 95219
(209) 472-8650

TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	ii
NEGATIVE DECLARATION	iii
CHAPTER 1 INTRODUCTION TO INITIAL STUDY	1-1
CHAPTER 2 PROJECT DESCRIPTION	2-1
CHAPTER 3 ENVIRONMENTAL CHECKLIST FORM	3-1
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	3-2
LEAD AGENCY DETERMINATION	3-2
EVALUATION OF ENVIRONMENTAL IMPACTS	3-3
ENVIRONMENTAL CHECKLIST AND NARRATIVE EXPLANATION	3-4
1. Aesthetics	3-4
2. Agricultural Resources	3-5
3. Air Quality	3-6
4. Biological Resources	3-8
5. Cultural Resources	3-9
6. Geology and Soils	3-10
7. Hazards and Hazardous Materials	3-12
8. Hydrology and Water Quality	3-14
9. Land Use and Planning	3-16
10. Mineral Resources	3-17
11. Noise	3-18
12. Population and Housing	3-19
13. Public Services	3-20
14. Recreation	3-22
15. Transportation/Traffic	3-22
16. Utilities and Service Systems	3-24
17. Mandatory Findings of Significance	3-27
SOURCES	3-28
LIST OF FIGURES	
1. Regional Map	2-3
2. Vicinity Map	2-4
3. USGS Map	2-5
4. Aerial Photo	2-6
5. Assessor's Parcel Map	2-7
6. Site Plan "A"	2-8
7. Site Plan "B"	2-9

NEGATIVE DECLARATION

Lead Agency:

CITY OF LODI
Community Development Department
City Hall, 221 West Pine Street
Lodi, CA 95241-1910

PROJECT NAME: Farmers and Merchants Bank Residential Project

PROJECT PROPOSER: Farmers and Merchants Bank
121 West Pine Street
Lodi, CA 952406

PROJECT LOCATION: The proposed project site consists of 6.79-acres of predominantly vacant land located in northwest Lodi. The project site is located on the southwest corner of west Turner Road and north Lower Sacramento Road. It is located within a portion of an unsectionalized portion of Township 3 North, Range 6 East (MDBM), as shown on the USGS Lodi North, California 7.5' Series Quadrangle Map.

PROJECT DESCRIPTION: The Farmers and Merchants Bank (F&M Bank) residential project involves the development of 6.79 acres in the City of Lodi for a planned-development single-family residential neighborhood. Two site plans have been developed for the proposed project site. The first (Plan A, Figure 6) would create 47 single-family residences with lot sizes averaging 4,000 square feet in size. The second proposed plan (Plan B, Figure 7) would create 36 single-family homes with lot sizes averaging 5,000 square feet. Plan A is a cluster-concept development with smaller lots accessed by shared driveway courts and units ranging from 2,000 to 2,700 square feet in size. Plan B would include the development of a more traditional single-family neighborhood with slightly larger lots than Plan A; each lot would front on a proposed street, and units would range in size from 2,250 to 3,300 square feet. All proposed single-family homes would be two-story with a minimum of a two-car garage.

The project site is presently designated and zoned for commercial office development. Necessary project approvals will include a general plan amendment, rezoning and tentative subdivision map and residential growth management allocations.

DETERMINATION:

The Lead Agency has prepared an Initial Study, attached, which considers the potential environmental effects of the proposed project. The Initial Study identifies potentially significant effects, but:

1. Revisions in the project plans or mitigation proposals agreed to by the applicant before a proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

The project revisions, proposals or mitigation measures agreed to by the Lead Agency are listed below.

AIR QUALITY MITIGATION MEASURES

1. During construction, the District will comply with required control measures specified in San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive Dust Rules), including compliance with the following mitigation measure 2 through 9.
2. Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the project shall be limited to 20% opacity or less, as defined in Rule 8011, Appendix A. The dust control measures specified in mitigations 3 through 9 shall be applied as required to maintain the VDE standard.
3. Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and phase earthmoving.
4. Apply water, chemical/organic stabilizer/suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads.
5. Restrict vehicular access to the disturbance area during periods of inactivity.
6. Apply water or chemical/organic stabilizers/suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.
7. When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.
8. Remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of Rule 8041 will apply.

9. Traffic speeds on unpaved roads shall be limited to 15 mph.

CULTURAL RESOURCE MITIGATION MEASURES

1. If any subsurface cultural resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist can examine these materials, make a determination of their significance and recommend mitigation measures. The City of Lodi Community Development Department shall be notified, and the applicants and/or their successors shall be responsible for implementing mitigation measures recommended by the archaeologist for any identified significant cultural resources, pursuant to the requirements of the CEQA Guidelines.
2. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt and the County Coroner and the Lodi Community Development Department shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicants and/or their successors shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicants and/or their successors shall implement those recommendations. The CEQA Guidelines detail steps to be taken when human remains are found to be of Native American origin.

GEOLOGY AND SOILS MITIGATION MEASURES

1. The applicants and/or their successors shall have a licensed geotechnical or soils engineer prepare a soils report for the project site. The report shall identify any engineering limitations of the site soils and make design recommendations that adequately address these limitations.
2. Subdivision improvements and future residential development shall conform to applicable specifications of the soils report.

HYDROLOGY AND WATER QUALITY MITIGATION MEASURES

1. The applicants and/or their successors shall prepare and implement a Storm Water Pollution Prevention Plan and file a Notice of Intent with the State Water Resources Control Board. The applicants and/or their successors shall provide a copy of the Waste Dischargers Identification Number to the City of Lodi Public Works Department. The SWPPP shall include both construction and post-construction storm water pollution prevention practices as required to comply with Municipal Code Chapter 13.14.

NOISE MITIGATION MEASURES

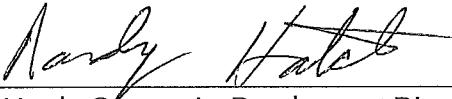
1. Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating equipment to 7:00 a.m. to 10:00 p.m. Monday through Friday, and to 7:00 a.m. to 6:00 p.m. on Saturday and Sunday when such equipment is to be used near noise-sensitive land uses.

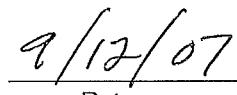
PUBLIC SERVICES MITIGATION MEASURES

1. The applicants and/or their successors shall pay required capital fees toward the construction of new City facilities, as required by the Municipal Code.
2. The applicants and/or their successors shall consult with the Fire, Police and Public Works Departments and incorporate access, water supply and other emergency access/response needs in the proposed project design.
3. The owners, developers and/or successors-in-interest shall pay adopted developer fees toward construction of new schools prior to issuance of building permits in accordance with the rate schedule established by LUSD.
4. The applicant and/or their successor-in-interest shall pay required any required operating or maintenance cost associated with the required facilities or improvements as required by the Municipal Code.

UTILITIES MITIGATION MEASURES

1. The applicants and/or their successors shall submit detailed subdivision improvement plans. These plans shall show all on- and off-site utilities necessary to provide water, storm and sanitary sewer utility service. These plans shall be acceptable to the Director of Public Works and approved by the City Engineer prior to construction.
2. The owners, developers and/or successors-in-interest shall provide permanent rights-of-way for and construct all on-site and off-site water, storm and sanitary sewer facilities.


Randy Hatch, Community Development Director


Date

Chapter 1.0 Introduction to Initial Study

Project Brief

The Farmers and Merchants Bank (F&M Bank) residential project involves the development of 6.79 acres in the City of Lodi as a planned-development single-family neighborhood. Two site plans have been developed for the proposed project site; the first (Plan A, Figure 6), would create 47 single-family residences with lot sizes averaging 4,000 square feet in size, the second proposed plan (Plan B, Figure 7), would create 36 single-family homes with lot sizes averaging 5,000 square feet. Plan A is a cluster-concept subdivision with smaller lots and units ranging from 2,000 to 2,700 square feet in size. Plan B would include the development of a more traditional single-family neighborhood with slightly larger lots than Plan A and units ranging in size from 2,250 to 3,300 square feet in size. All proposed single-family homes would be two-story with a minimum of a two-car garage.

The project site is presently designated and zoned for commercial office development. Necessary project approvals will include a general plan amendment, rezoning and tentative subdivision map and growth allocations.

Purpose of Initial Study

The California Environmental Quality Act (CEQA) requires that public agencies document and consider the potential environmental effects of any agency actions that meet CEQA's definition of a "project;" briefly summarized, a "project" is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the "CEQA Guidelines" (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not found to be exempt from CEQA, the first step in the agency's evaluation of the potential environmental effects of the project is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve "significant" environmental effects as defined by CEQA and to describe feasible mitigation measures that would be necessary avoid the significant effects or reduce them to a less than significant level. In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the project to a less than significant level, the agency may prepare a Negative Declaration. If this is not the case, the agency must prepare an Environmental Impact Report (EIR); the agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study.

The proposed F&M Bank residential development is a "project" as defined by CEQA and is not CEQA-exempt. The City of Stockton has determined that the project involves the potential for significant environmental effects. The purpose of this Initial Study is to

describe the proposed project, briefly describe the environmental setting of the project, discuss the potential environmental effects of the project, and identify mitigation measures needed to reduce the potentially significant environmental effects of the project to a less than significant level.

Scope of Initial Study

This Initial Study evaluates the project's potential to result in "significant" environmental effects, as defined by CEQA, in the following issue areas. Where feasible mitigation measures that would avoid or reduce significant effects, they are identified, and the level of significance of the environmental effect, with the application of the mitigation measure(s) is identified.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

Environmental Evaluation Checklist Terminology

The potential environmental effects of the proposed project are evaluated in the following Environmental Evaluation Checklist. The checklist includes a list of environmental considerations against which the project is evaluated. For each question, the agency determines whether the project would involve: 1) No Impact, 2) a Less Than Significant Impact, 3) a Less Than Significant Impact With Mitigation Incorporated, or 4) a Potentially Significant Impact.

A Potentially Significant Impact occurs when there is substantial evidence that the project would involve a substantial adverse change to the physical environment, i.e. that the environmental effect may be significant, and mitigation measures have not been defined that would reduce the impact to a less than significant level. If there are one or more Potentially Significant Impact entries in the Initial Study, an EIR is required.

A Less Than Significant Impact occurs when the project would involve effects on a particular resource, but the project would not involve a substantial adverse change to the physical environment, and no mitigation measures are required.

An environmental effect that is Less Than Significant With Mitigation Incorporated is a Potentially Significant Impact that can be avoided or reduced to a less than significant level with the application of mitigation measures.

A determination of No Impact is self-explanatory.

Summary of Environmental Effects and Mitigation Measures

The following pages contain Table 1, Summary of Impacts and Mitigation Measures. The table is drawn from the Environmental Checklist Form.

The potential environmental impacts of the proposed project are summarized in the left-most column of this table. The level of significance of the impact is indicated in the second column, mitigation measures proposed to minimize the impacts are shown in the third column, and the significance of the impact, after mitigation measures are applied, is shown in the fourth column.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance
			After Mitigation
1. AESTHETICS			
Impacts on On-Site Aesthetic Resources and Light and Glare	LS	None required	
2. AGRICULTURE			
Impacts on Conversion of Agricultural Land	LS	None required	
3. AIR			
Impacts on Air Quality	PS	<p>1. During construction, the District will comply with required control measures specified in San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive Dust Rules), including compliance with the following mitigation measure 2 through 9.</p> <p>2. Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the project shall be limited to 20% opacity or less, as defined in Rule 8011, Appendix A. The dust control measures specified in mitigations 3 through 9 shall be applied as required to maintain the VDE standard.</p> <p>3. Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activity sites and phase earthmoving.</p> <p>4. Apply water, chemical/organic stabilizer/ suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads.</p> <p>5. Restrict vehicular access to the disturbance area during periods of inactivity.</p> <p>6. Apply water or chemical/organic stabilizers/ suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.</p> <p>7. When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.</p>	LS

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance
			After Mitigation
			<p>8. Remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of Rule 8041 will apply.</p> <p>9. Traffic speeds on unpaved roads shall be limited to 15 mph.</p>
4. BIOLOGICAL RESOURCES			
Impacts on Biological Resources	LS	None required.	
5. CULTURAL RESOURCES			
Impacts on Cultural Resources	PS	<p>1. If any subsurface cultural resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist can examine these materials, make a determination of their significance and recommend mitigation measures. The City of Lodi Community Development Department shall be notified, and the applicants and/or their successors shall be responsible for implementing mitigation measures recommended by the archaeologist for any identified significant cultural resources, pursuant to the requirements of the CEQA Guidelines.</p> <p>2. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt and the County Coroner and the Lodi Community Development Department shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicants and/or their successors shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicants and/or their successors shall implement those recommendations. The CEQA Guidelines detail steps to be taken when human remains are found to be of Native American origin.</p>	LS

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance
			After Mitigation
6. GEOLOGY AND SOILS			
Geological and Soils Impacts	PS	<ol style="list-style-type: none"> The owners, developers applicants and/or their successors-in-interest shall have a licensed geotechnical or soils engineer prepare a soils report for the project site. The report shall identify any engineering limitations of the site soils and make design recommendations that adequately address measures to ensure that improvements will not be damaged by these limitations. Subdivision improvements and future residential development shall conform to applicable specifications of the soils report. 	LS
7. HAZARDS AND HAZARDOUS MATERIALS			
Hazard Impacts	LS	None required.	
8. HYDROLOGY AND WATER QUALITY			
Impacts on Groundwater	PS	<ol style="list-style-type: none"> The applicants and/or their successors shall prepare and implement a Storm Water Pollution Prevention Plan and file a Notice of Intent with the State Water Resources Control Board. The applicants and/or their successors shall provide a copy of the Waste Dischargers Identification Number to the City of Lodi Public Works Department. The SWPPP shall include both construction and post-construction storm water pollution prevention practices as required to comply with Municipal Code Chapter 13.14. 	LS
9. LAND USE AND PLANNING			
Land Use and Conflicts	LS	None required	
10. MINERAL RESOURCES			
Impact on Mineral Resources	LS	None required	

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance
			After Mitigation
11. NOISE			
Noise Impacts	PS	<p>1. Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating equipment to 7:00 a.m. to 10:00 p.m. Monday through Friday, and to 7:00 a.m. to 6:00 p.m. on Saturday and Sunday when such equipment is to be used near noise-sensitive land uses.</p>	LS
12. POPULATION AND HOUSING			
Impacts on Population and Housing	LS	None required	
13. PUBLIC SERVICES/FACILITIES			
Project Impacts on Public Services and Facilities	PS	<p>1. The applicants and/or their successors shall pay required capital fees toward the construction of new City facilities, as required by the Municipal Code.</p> <p>2. The applicants and/or their successors shall consult with the Fire, Police and Public Works Departments and incorporate access, water supply and other emergency access/response needs in the proposed project design.</p> <p>3. The owners, developers and/or successors-in-interest shall pay adopted developer fees toward construction of new schools prior to issuance of building permits in accordance with the rate schedule established by LUSD.</p>	LS
14. RECREATION		Recreational facilities have been addressed under Section 13 Public Services	
15. TRANSPORTATION/CIRCULATION			
Project Traffic Impacts	LS	None required.	

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Potential Impact	Significance Before Mitigation Measures	Mitigation Measures	Significance
			After Mitigation
16. UTILITIES/SERVICES SYSTEMS			
Project Impacts on Utilities and Services Systems	PS	<ol style="list-style-type: none"> 1. The applicants and/or their successors shall submit detailed subdivision improvement plans. These plans shall show all on- and off-site utilities necessary to provide water, storm and sanitary sewer utility service. These plans shall be acceptable to the Director of Public Works and approved by the City Engineer prior to construction. 2. The owners, developers and/or successors-in-interest shall provide permanent rights-of-way for and construct all on-site and off-site water, storm and sanitary sewer facilities. 	LS

Mitigation Measure Key Code:
 ODS=Owners, developers & successors-in-interest
 S=Significant
 CS=Cumulatively Significant
 PS=Potentially Significant
 LS=Less than Significant
 SOC Adopted=Statement of Overriding Considerations previously adopted

Chapter 2 Project Description

Project Location

The project site is located on the southwest corner of west Turner Road and North Lower Sacramento Road. It is located within a portion of an unsectionalized portion of Township 3 North, Range 6 East (MDBM), as shown on the USGS Lodi North, California 7.5' Series Quadrangle Map. See Figures 1 through 5.

Project Description

The project site consists of 6.79 acres of vacant graded land in an urbanized area of the City of Lodi. The site is south of Turner Road, west of Lower Sacramento Roads and adjacent to existing commercial office property located at the southwest corner of the two roads. The project site is also bordered by existing single-family homes to the south and west. Existing land uses in the vicinity are predominantly residential neighborhoods with commercial properties at three corners of the Turner/Lower Sacramento Road intersection.

The proposed project involves a request for City approval of 1) a general plan amendment for the 6.79-acre site from Office To Low/Medium Density Residential; 2) rezoning of the site from R-C-P Residential Commercial Professional to PD (Planned Development); 3) a tentative map creating a maximum number of 47 parcels for single-family homes; and 4) associated street and utility improvements.

The project involves the development of the site as a planned-development single-family residential neighborhood. Two site plans have been developed for the proposed project. The first (Plan A, Figure 6), would create 47 single-family residence lots clustered on shared driveway courts; lot sizes would average 4,000 square feet in size. The second proposed plan (Plan B, Figure 7), would create 36 single-family homes with lot sizes averaging 5,000 square feet each with frontage on the proposed access street.

This Initial Study evaluates the potential environmental effects of the project on the basis of Plan A, which proposed 47 single-family homes; from an environmental review perspective, this is considered the “worst-case” project.

Plan A is a cluster-concept project that proposes smaller lots and residential units ranging from 2,000 to 2,700 square feet in size. All units would be two-story single-family homes that would each provide two-car garages. An additional 69 on-street parking spaces would be provided on-site for guest parking. Access to the site would be provided from Turner Road and Lower Sacramento Road via proposed private 32 to 34-foot wide streets and private driveway access courts. Plan A includes an open space/Village Green area immediately north of the Lower Sacramento Road entrance.

Plan B would include the development of a more traditional single-family neighborhood with slightly larger lots than Plan A and residential units ranging in size from 2,250 to 3,300 square feet in size. These units would also be two-story homes and provide three-

car garage. An additional 81 guest on-street parking spaces would be provided on-site. Access to and through the site would be provided from Turner Road and Lower Sacramento Road via a private 31 to 36-foot wide street that would provide direct access to each of the proposed lots within the proposed development, except the southernmost lots, which would be accessed by private driveway courts.

The proposed project would be bordered by an eight-foot masonry wall along the north and east boundaries of the site. Six-foot wooden fences would be located along the west and south boundaries. Lawn and trees would be located throughout the project site, and within the open space area of Plan A. Landscaping would border the portions of the masonry walls located north and east of the project site visible from the adjoining public streets.

The proposed project site is predominantly vacant land with the exception of the adjacent MCI parking lot located on the southeast portion of the site. The existing parking lot will be demolished as part of the proposed project and reconstructed as required under a separate permit on the remaining portion of the MCI property.

The projects would include necessary utility and street right-of-way improvements. Water, sewer and storm drain lines would be provided by the City of Lodi and connect to existing lines located in Turner Road and/or Lower Sacramento Road. Gas and electric service will be provided by PG&E and/or Lodi Electric Company.



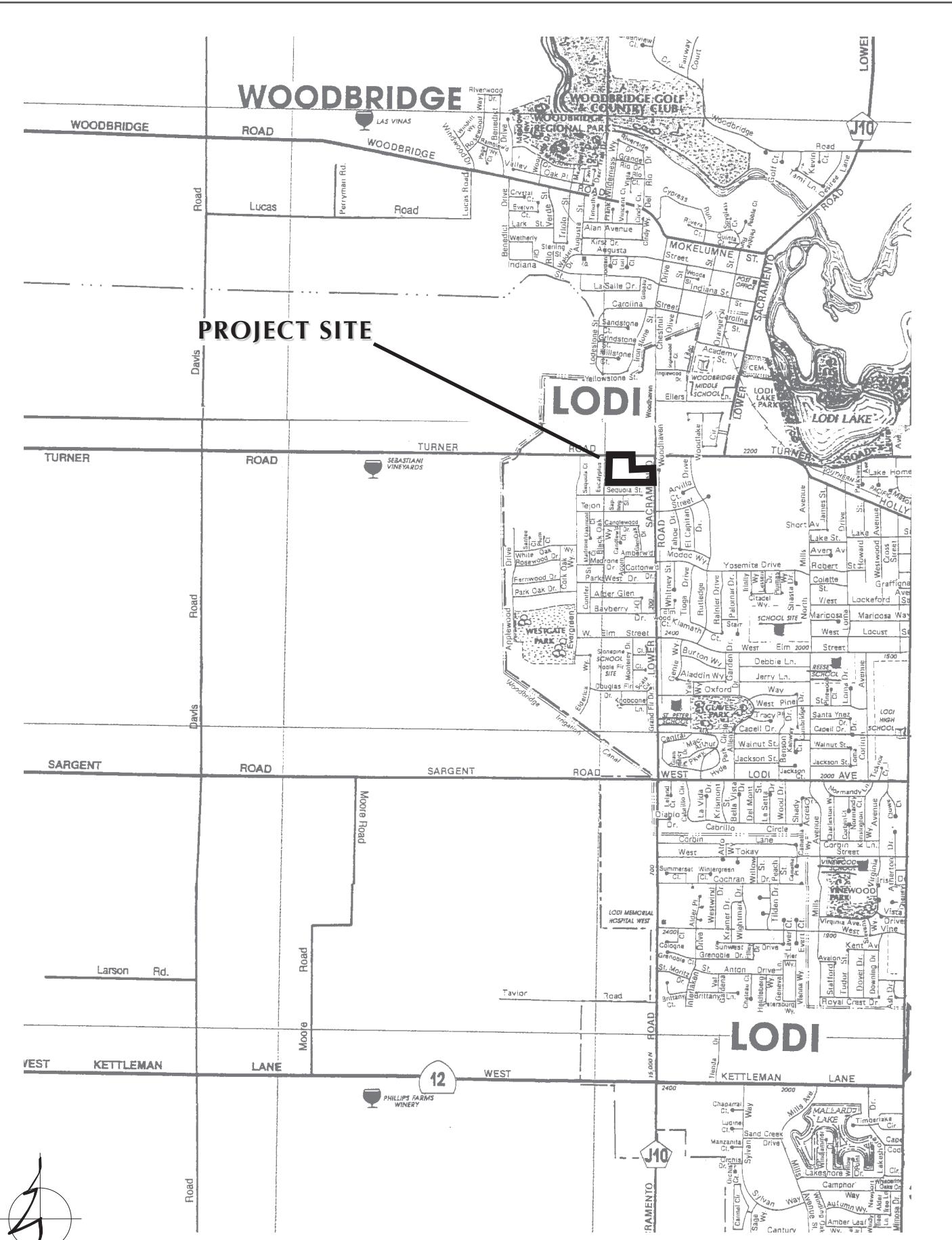
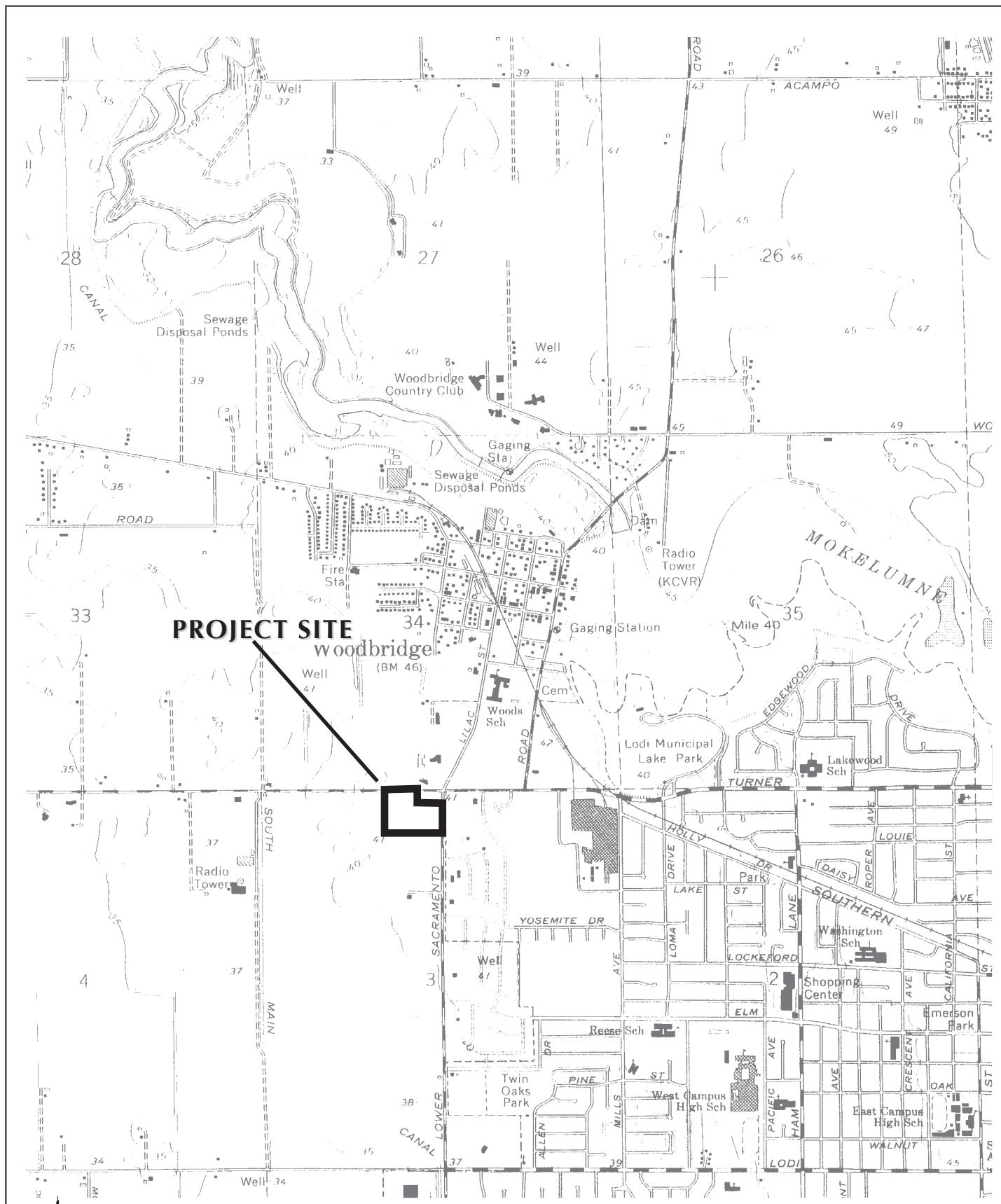


Figure 2
VICINITY MAP

August 3, 2007



NORTH SOURCE: US GEOLOGICAL SURVEY LODI NORTH QUADRANGLE

INSITE ENVIRONMENTAL, QUADRANGLE

Figure 3
USGS MAP

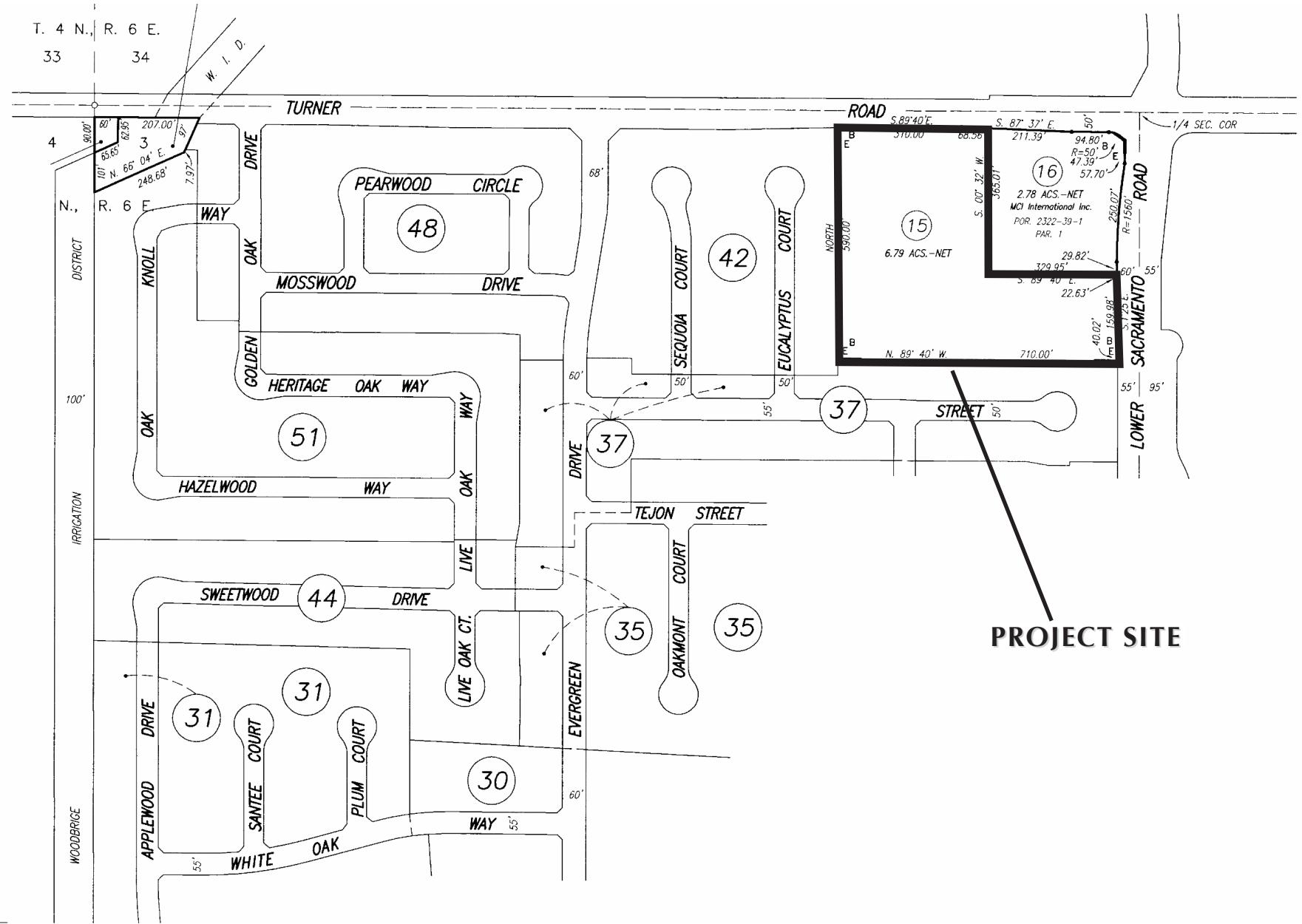


NORTH

SOURCE: GLOBEXPLORER

IN SITE ENVIRONMENTAL,

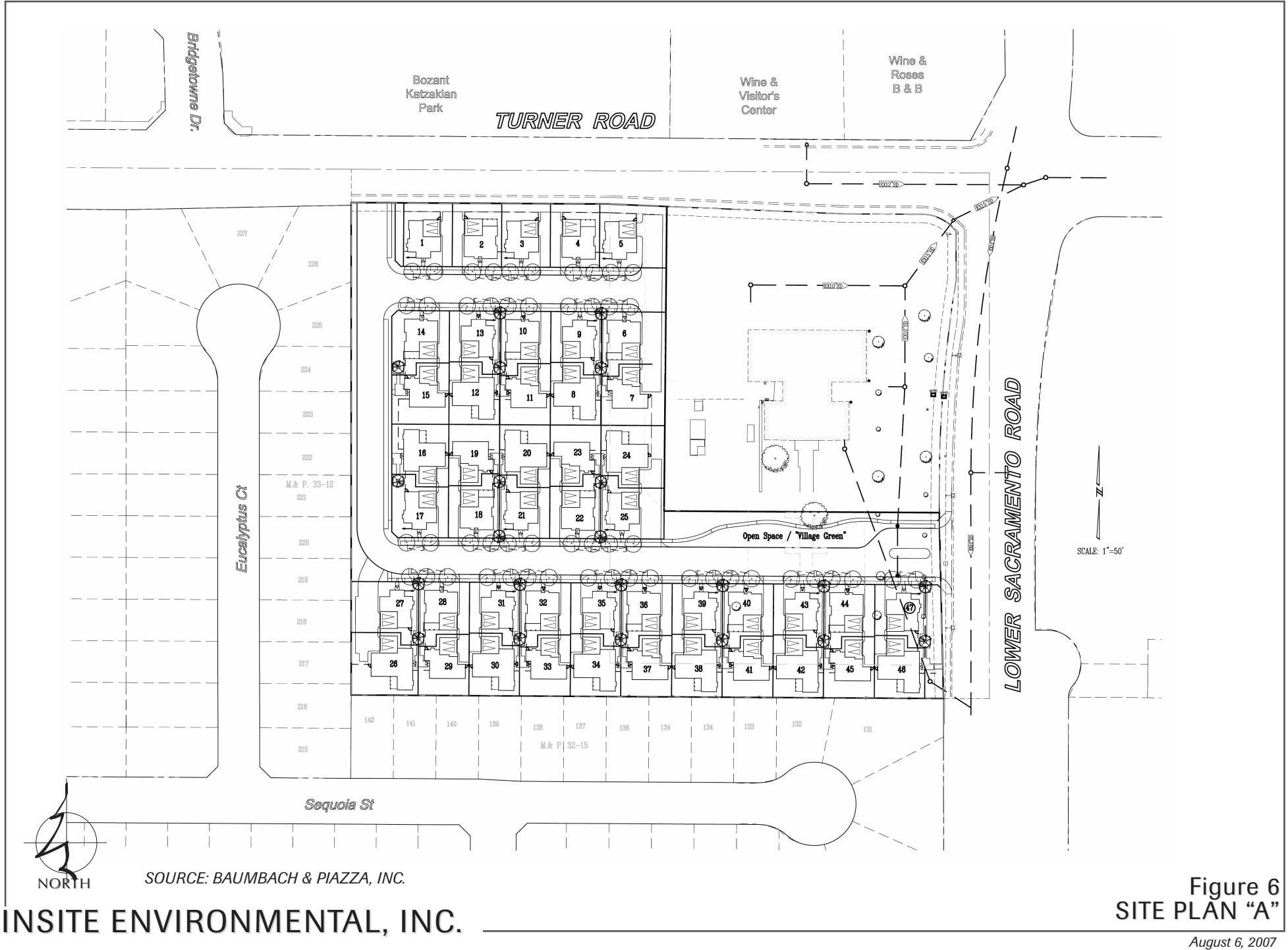
Figure 4
AERIAL PHOTO



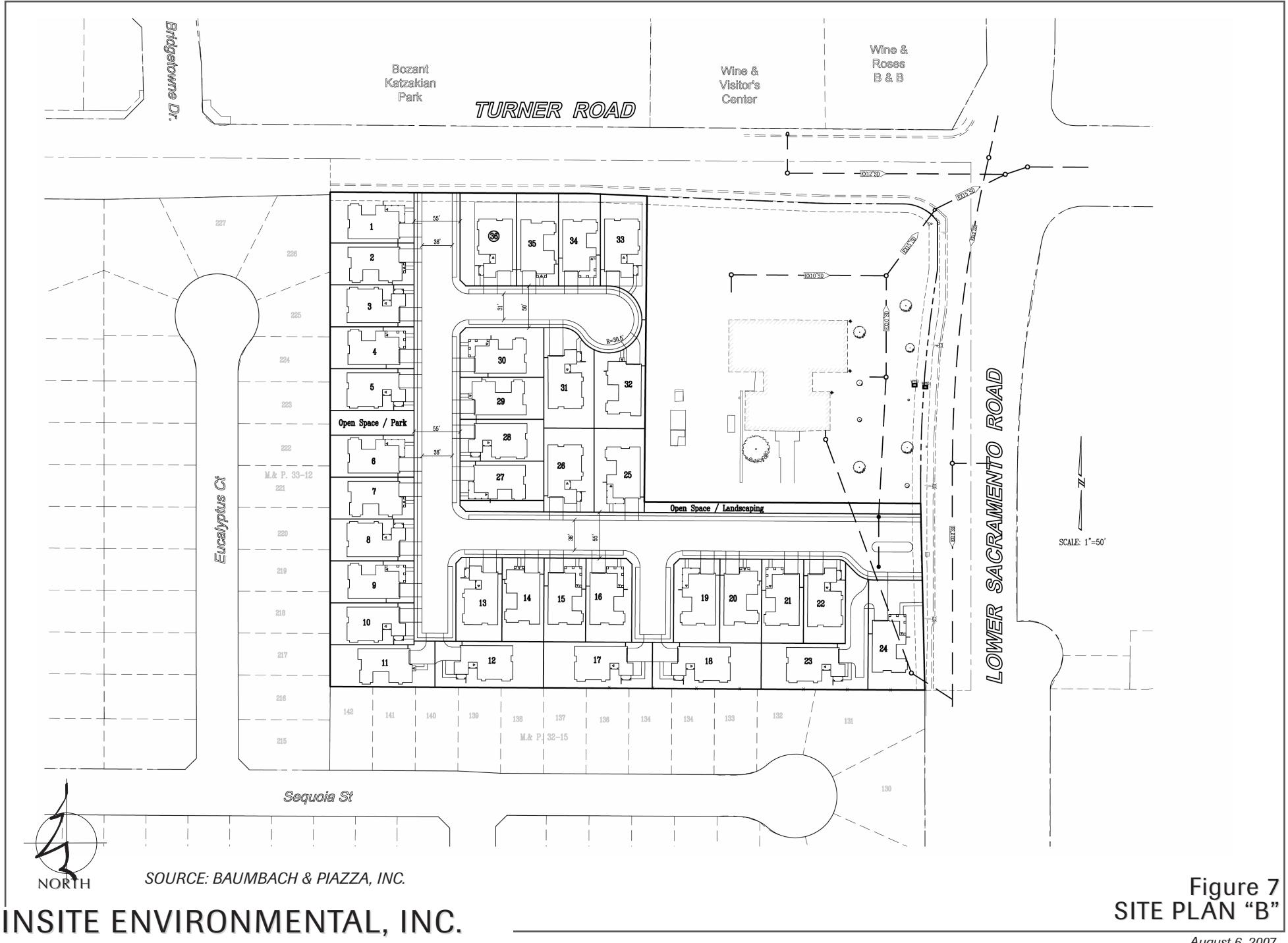
SOURCE: SAN JOAQUIN COUNTY ASSESSOR'S OFFICE
BOOK 029, PAGE 39

INSITE ENVIRONMENTAL,

**Figure 5
ASSESSOR'S PARCEL MAP**



August 6, 2007



Chapter 3 Environmental Checklist Form

GENERAL PROJECT DESCRIPTION:

- 1. Project Title:** Farmers and Merchants Bank Residential Project
- 2. Project Entitlements:** General Plan Amendment
Rezoning
Tentative Subdivision Map
- 3. Lead Agency Name and Address:** City Of Lodi
Community Development Department
City Hall, 221 West Pine Street
Lodi, CA 95241-1910
- 4. Contact Person and Phone Number:** David Morimoto, Senior Planner, 209-333-6711
- 5. Project Location:** The project site is located on the southwest corner of west Turner Road and north Lower Sacramento Road. It is located within a portion of an unsectionalized portion of Township 3 North, Range 6 East (MDBM), as shown on the USGS Lodi North, California 7.5' Series Quadrangle Map.
- 6. Project Sponsor's Name and Address:** Farmers and Merchants Bank,
121 West Pine Street
Lodi Ca 95240
- 7. General Plan Designation and Zoning:** Office and R-C-P Residential, Commercial, Professional
- 8. Surrounding Land Uses and Setting:** North: Commercial, Katzakian Park, Single-Family Residential
East: Commercial, Planned Development
South: Single-Family Residential
West: Single-Family Residential
- 9. Other public agencies whose approval is required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

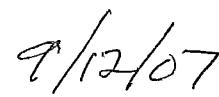
LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Randy Hatch, Community Development Director



Date

EVALUATION OF ENVIRONMENTAL IMPACTS

The foregoing environmental determination is based on the evaluation of the potential environmental effects of the proposed project, as documented in the following checklist and supporting documentation. The checklist has been prepared in accordance with the following requirements:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose) sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where the analysis(es) are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL CHECKLIST AND NARRATIVE EXPLANATION

1. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

The project site is comprised of 6.79 acres of primarily vacant land located in northwest Lodi. The property is an open field with several small ornamental trees, non-native grasses, weeds and grape vines; a portion of the parking lot for the adjoining MCI office facility is located within the project site.

The site is in an urbanized area, and has frontage on Turner Road and Lower Sacramento Road, both of which are arterial streets. Low-density single-family residential neighborhoods are located along the south and west boundaries of the project site as well as east of the site across Lower Sacramento Road. The northern and eastern portions of the site enclose the existing MCI office facility. A public park and the Wine and Roses commercial facility are located to the north. Views from the site are of the adjoining streets, a park, existing single-family homes and commercial uses.

There are no scenic vistas or scenic resources associated with the project site. There are no designated scenic routes in the project vicinity.

Impacts on Aesthetic Resources

The project would result in the replacement of existing vacant urban land with urban single-family residential housing. Although any existing open space value of the site would be lost, planned residential living space would be gained. The proposed project would be subject to the City of Lodi design review in conjunction with the project's application for growth management units. As a consequence, it can be anticipated that the developed project site would be pleasing and aesthetically consistent with the existing residential development to the north and west.

The project would not result in effects on scenic vistas, scenic resources or designated scenic routes, and as a result its potential aesthetic effects would be considered less than significant.

Light and Glare Impacts

The proposed project will involve the installation of streetlights along the proposed internal street alignment, spaced according to City standards. Additional new lighting would be installed on proposed residences and associated common areas. Although new lighting would be established by the project, the lighting would be located in an area that is already urbanized and planned for residential use; potential lighting would be consistent with the lighting level in similar types of

development in the surrounding area. The project will therefore not involve substantial light or glare impacts in the project vicinity, and this potential impact is considered less than significant.

Level of Significance: Less than significant.

Mitigation Measures: None required.

2. AGRICULTURE RESOURCES -- Would the project:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NARRATIVE EXPLANATION

The project site is approximately 6.79 acres in size and is an infill project surrounded by urban development including existing arterial streets, single-family residential neighborhoods, and commercial properties. Although historically used for agricultural purposes, the project site is not currently in agricultural use. The San Joaquin County Important Farmland Map (1998) indicates that project site soils are considered "urban and built-up" land; the site is surrounded on all sides by "urban and built-up" land. There are no active Williamson Act contracts for the project site.

Conversion of Agricultural Land

The proposed project would not involve the conversion of agricultural land. The project site is mapped as "urban and built-up;" it is a small parcel located in an urbanizing area and is currently not in agricultural production. The project site is planned for urban residential development and is located within a developed area of Lodi.

Lands bordering the site on all sides are not engaged in agricultural production. The project would not affect agricultural use in the project vicinity or induce the premature conversion of other lands to non-agricultural use. The project would have no impact on Williamson Act contracts.

Level of Significance: Less than significant.

Mitigation Measures: None required.

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has jurisdiction over most air quality matters in the San Joaquin Valley Air Basin (SJVAB) and is responsible for implementing certain programs and regulations required by the federal Clean Air Act (CAA), and the state Clean Air Act (CCA). The SJVAB is considered a non-attainment area for ozone (which is formed in the presence of sunlight from emissions of nitrogen oxides and reactive organic gases) and respirable particulate matter (PM10), because concentrations of these pollutants sometimes exceed the standards.

Impacts on Criteria Air Pollutants

The potential impacts of the proposed project were evaluated according to SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI). The GAMAQI provides a framework for analysis of impacts regarding air quality. Residential projects that have less than 152 single-family units qualify for the small project analysis level (SPAL) under the GAMAQI and need no quantification of ozone precursors. The project proposes a maximum of 47 units, and therefore would have a less than significant impact on ozone precursors. The project nevertheless must be evaluated in terms of potential for construction dust emissions, toxic air contaminants, and odors.

The proposed project would involve disturbance of the site and potential for dust generation during construction activities; potential dust emissions would be potentially significant. As described in the GAMAQI, the SJVAPCD has determined that implementation and enforcement of dust control measures set forth in their Regulation VIII will reduce construction-related dust emissions impacts to a less-than-significant level. Compliance with SJVAPCD's adopted Regulation VIII is required by the mitigation measures below.

The SJVAPCD Rule 9510 Indirect Source Review was adopted December 15, 2005 and took effect March 1, 2006. The purpose of Rule 9510 is to reduce emissions of NOx and PM10 from both the

construction and operation of new development in the San Joaquin Valley. The rule applies to development projects that include: 50 residential units, 2,000 square feet (SF) of commercial space, 25,000 SF of industrial space, 20,000 SF of medical office space, 39,000 SF of general office space, 9,000 SF of educational space, 10,000 SF of government space, 20,000 SF of recreational space or 9,000 SF of uncategorized space. The proposed project would include a maximum of 47 residential units, and is exempt from Rule 9510. Thus, by this measure, the project would have less than significant construction and operation NOx and PM10 emissions.

Impacts on Air Toxics and Odors

There are no known sources of toxic air contaminants in the project vicinity. There are no hazardous materials on site that could result in inhalation risks for project construction workers or nearby sensitive receptors (see Section 7 Hazards below for further discussion). The project site is not subject to any known substantial odor sources nor would it generate any substantial odors. These issues are considered less than significant.

Level of Significance: Potentially significant

Mitigation Measures:

1. During construction, the District will comply with required control measures specified in San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive Dust Rules), including compliance with the following mitigation measure 2 through 9.
2. Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the project shall be limited to 20% opacity or less, as defined in Rule 8011, Appendix A. The dust control measures specified in mitigations 3 through 9 shall be applied as required to maintain the VDE standard.
3. Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and phase earthmoving.
4. Apply water, chemical/organic stabilizer/suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads.
5. Restrict vehicular access to the disturbance area during periods of inactivity.
6. Apply water or chemical/organic stabilizers/suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.
7. When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard space from the top of the container.
8. Remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of Rule 8041 will apply.

9. Traffic speeds on unpaved roads shall be limited to 15 mph.

Significance After Mitigation: Less than significant

4. BIOLOGICAL RESOURCES -- Would the project:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NARRATIVE EXPLANATION

The biotic resources of the project site consist of small ornamental trees, grasslands, weeds, grapes and a paved parking lot. Although previously used for agricultural purposes, the project site has not been in active use for several years. Lands to the north, south, east and west are urbanized and built-up.

The project site is vacant urban and provides no substantial habitat values. There are no wetlands or water resources located on the project site. The site is not suitable habitat for Swainson's hawk

foraging or hawk nesting. There are no suitable nest trees located on the project site. There is no evidence of usage by burrowing owls.

The proposed project site is located within the City's Urban Service Boundary and is within CAT A (No-Pay) zone, as defined by the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSHCP).

Impacts on Wildlife Habitat, Wetlands and Special-Status Species

The proposed project would not result in the development and/or disturbance of wildlife habitat areas or habitats that are suitable for use by special-status species. The project will not result in impacts on wetlands or riparian areas. The project is located in the "no pay zone" designated by the SJMSHCP and would involve no conflict with that plan; biological issues associated with development of such areas are considered less than significant.

Level of Significance: Less than significant

Mitigation Measures: None required

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE EXPLANATION

The project site is located in an urbanized area of northwest Lodi. The site is surrounded on all sides by residential neighborhoods, commercial properties and arterial streets. The proposed site is an in-fill project; however, historically, the land was used for agricultural purposes.

A record search of the property was obtained from California State University, Stanislaus, by Genesis Society, June 2007. The search did not reveal any previously-discovered cultural resources on the project site. No prehistoric or historic sites or features are currently recorded within or near the project site.

Impacts on Cultural Resources

The project would have no effect on known cultural resources. Development of any portion of the project site, however, has the potential to unearth buried and previously-undiscovered cultural resources. In this case, proper treatment of any resources encountered during construction would be necessary to avoid environmental effects. The following mitigation measures would reduce these potential effects to less than significant.

Level of Significance: Potentially significant

Mitigation Measures:

1. If any subsurface cultural resources are encountered during construction of the project, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist can examine these materials, make a determination of their significance and recommend mitigation measures. The City of Lodi Community Development Department shall be notified, and the applicants and/or their successors shall be responsible for implementing mitigation measures recommended by the archaeologist for any identified significant cultural resources, pursuant to the requirements of the CEQA Guidelines.
2. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt and the County Coroner and the Lodi Community Development Department shall be notified immediately. The Coroner must contact the Native American Heritage Commission if the remains have been identified as being of Native American descent. At the same time, the applicants and/or their successors shall retain a qualified archaeologist to evaluate the archaeological implications of the find and recommend any mitigation measures that may be required under CEQA; the applicants and/or their successors shall implement those recommendations. The CEQA Guidelines detail steps to be taken when human remains are found to be of Native American origin.

Significance After Mitigation: Less than significant.

6. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

NARRATIVE EXPLANATION

The project site is located in an upland valley portion of the San Joaquin Valley on inter-bedded clay, silt, sand, and gravel deposits. There are no active or potentially active faults in the site vicinity. The site is subject to potentially intense seismic shaking. There are no other known geologic hazards that would affect the site.

Soils on the project area consist of the Tokay Fine Sandy Loam and Tokay-Urban mapping units; detailed information on these soils is shown in the table below. Both soil types are very deep and well-drained. The shrink-swell potential of these soils is not high; the site is not designated as "expansive" on the San Joaquin County Expansive Soils Map 1999. The Tokay Fine Sandy Loam land complex unit is designated as a "Prime" soil, while Tokay-Urban is not. The topography of the site is essentially flat.

**TABLE 3-1
SOILS DATA
F&M BANK RESIDENTIAL PROJECT**

Name	Prime	Capability Class	Depth	Drainage	Permeability	Shrink/Swell	Runoff	Storie Index Rating
256, Tokay Fine Sandy Loam	Yes	I, irrigated IVc-1, nonirrigated	Very Deep	Well Drained	Moderately Rapid	N/A	Slow	95, Grade 1
257, Tokay-Urban	No	I, irrigated IVc-1, nonirrigated	Very Deep	Well Drained	Moderately Rapid	N/A	Slow	<10**, Grade 6

*Index value is weighted average of the component part ratings.

** Rated "non-agricultural" because of urban land use.

Source: US Dept. of Agriculture, Soils Conservation Service, Soil Survey of San Joaquin County

Geologic and Soils Impacts

The potentially significant effects of the project include exposure of proposed dwellings to structural damage from seismic activity; these potential effects would be reduced to less than significant by the routine implementation of the Uniform Building Code.

Based on USDA soils mapping, the project site soils do not involve substantial soil constraints. The City routinely requires the preparation of a soils report in conjunction with the review of subdivision improvement plans and requires implementation of the report's recommendations; this would reduce the identified impacts to less than significant, as required by the following mitigation measures.

Level of Significance: Potentially significant

Mitigation Measures:

1. The applicants and/or their successors shall have a licensed geotechnical or soils engineer prepare a soils report for the project site. The report shall identify any engineering limitations of the site soils and make design recommendations that adequately address these limitations.
2. Subdivision improvements and future residential development shall conform to applicable specifications of the soils report.

Significance After Mitigation: Less than significant

7. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the project area?

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

NARRATIVE EXPLANATION

The project is vacant urban land, a portion of which is developed with a parking lot. The existing uses of the site and immediate vicinity are residential and commercial. An environmental records search was performed by Environmental Data Resources, Inc. (EDR, June 06, 2007) with the intent of locating and identifying potential hazardous materials and/or hazardous waste sites within a one-mile radius of the project site. The search was conducted in accordance with the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. The EDR report included historical aerial photographs and topographic maps and lists of known hazardous material sites maintained by federal and state environmental agencies.

Historical aerial photographs and topographic maps provided by EDR indicated that the site had been in agricultural or open space throughout the history recorded by those documents. Environmental records reported by EDR did not include any sites or records of contamination on the project site. One site with two accidental releases had been recorded within a mile of the site; located approximately 1/8 mile away.

No sites of environmental concern were reported that were at equal or higher elevation than the project site and were within 1/2 mile of the project site. One location on Turner Road was reported as having leaking underground storage tanks. Records indicate that one leak is being confirmed involving gasoline contamination that affected drinking water. The second leak was kerosene that affected the drinking water aquifer. As a result of the second mentioned leak, four tanks were removed and 270 yards of soil excavated and disposed of off-site; this case is closed. None of the sites are expected to represent an environmental concern to the project site.

There are no airports or airstrips in the vicinity of the project site. The project is urbanized and is not exposed to wild land fire hazards.

Potential Exposure to Hazardous Materials or Wastes

There are no records of contamination on the project site. There are no records of contaminated sites in the site vicinity that would involve potential effects on proposed land uses. The proposed project would not involve any land uses that would result in the use of hazardous materials or generation of hazardous wastes, other than at the household level.

The project site is not located within an airport or airstrip area of influence. The project would not involve any interference with emergency evacuation plans and is not exposed to wildland fire hazards.

Level of Significance: Less than significant.

Mitigation Measures: None required

8. HYDROLOGY AND WATER QUALITY -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

There are no existing water resources on the project site. The Mokelumne River flows along the northern boundary of the City of Lodi. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map locates the proposed project in Zone X; Zone X is defined as areas subject to 100-year flooding protected by a levee, dike, or other structure (FEMA #060300 0001 E, June 18, 1997). The project site is not subject to inundation by seiche, tsunami, or mudflow. The water table in the project area is located approximately 20-30 feet below the ground surface (San Joaquin County Groundwater Report, 1999).

Project site drainage will be altered through standard site grading procedures and directed into the City's municipal storm drainage system, which flows into the Mokelumne River. Sufficient drainage

capacity exists within this system to serve the project; the project site is presently designated and zoned for commercial use, and development for residential use would involve a reduction in the planned runoff from the site. The proposed project would involve no direct or indirect effects on surface waters other than the generation of urban runoff, which would send contaminants into the City's storm drainage system.

The City of Lodi has adopted a Storm Water Management Program (January 2003) that includes several elements all of which are being implemented by the City. These include public education and outreach, public participation, control of illicit discharges, construction and post-construction runoff control associated with new development and pollution prevention. Chapter 13.14 of the Municipal Code codifies these requirements.

City regulations establish local oversight of the State's general permit system that implements the federal National Pollutant Discharge Elimination System (NPDES) requirements. The primary element of the Lodi Management Program requires projects greater than one acre to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that incorporates both construction and post-construction Best Management Practices. Compliance with City of Lodi requirements would reduce the potentially significant water quality effects of project construction and operation to a less than significant level.

Effects on Surface Water Resources and Quality

The proposed project would not involve any direct effects on surface waters. The project would be subject to state and local storm water quality control requirements as expressed in the Lodi Stormwater Management Program and Municipal Code Chapter 13.14. These requirements, as described by the mitigation measures below, would be sufficient to reduce any potential effects of the project on surface water quality to less than significant.

Impacts on Ground Water

Other than incremental increases in groundwater withdrawal associated with increased urban use, the project would have no substantial effect on groundwater. The project would not involve any substantial influence on groundwater quality.

Level of Significance: Potentially significant

Mitigation Measures:

1. The applicants and/or their successors shall prepare and implement a Storm Water Pollution Prevention Plan and file a Notice of Intent with the State Water Resources Control Board. The applicants and/or their successors shall provide a copy of the Waste Dischargers Identification Number to the City of Lodi Public Works Department. The SWPPP shall include both construction and post-construction storm water pollution prevention practices as required to comply with Municipal Code Chapter 13.14.

Significance After Mitigation: Less than significant.

9. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

The proposed project site is primarily vacant land with the exception of a portion of the parking lot for the adjacent MCI office facility, which is located on the site. The site is located in an urbanized area of northwest Lodi and is surrounded by urban residential and commercial uses and arterial streets. Existing land uses immediately surrounding the site are as follows:

- North: Commercial, Katzakian Park, Single-Family Residential
- East: Commercial, Planned Development
- South: Single-Family Residential
- West: Single-Family Residential

The project site is located within the Planning Area of the Lodi General Plan, within the Plan's designated Urban Service Boundary and within the existing City limits. The site is currently designated Office-Institution; the proposed project includes a general plan amendment that would redesignate the site to Low Density Residential. Surrounding designations to the south and east are Low Density Residential. The Wine and Roses property is designated Commercial. Other lands to the north and west are not presently designated by the general plan; these lands are developed with a park and single-family homes.

The project site is presently zoned R-C-P Residential Commercial Professional. Land to the west and south are zoned R-2, lands to the north are zoned PUB (park), C-1 (Wine and Roses), C-S (convenience center) and R-1 and lands to the east are zoned PD. All surrounding lands are zoned for residential use. All 6.79 acres of the project site are proposed to be re-zoned to PD (Planned Development).

General Plan and Zoning Consistency

The proposed project involves the development of the project site for single-family homes. The proposed project is not consistent with the existing Lodi General Plan designation and zoning; however the project proposes to change the land use designation of the site to Low Density Residential and the site zoning to PD (Planned Development); with these changes, the project would be consistent with the general plan and zoning.

The proposed residential land use designation, zoning and planned use of the site would be consistent with existing residential designations, zoning and land uses of the adjacent lands to the south and west, and with the prevailing residential use off most lands to the north and east of the site.

Land Use Conflicts

The proposed project would involve potential for urban/commercial conflict between the proposed single-family residential neighborhood and the existing MCI office building located to the northeast of the project site. Potential compatibility issues are related to potential visual impacts, light and glare and noise associated with commercial operations. The project site would, however, be divided from the MCI building by a masonry sound wall, which would avoid visual effects and minimize potential noise effects; there is no substantial noise generated by the MCI site, which is an office use with relatively low traffic. The existing MCI commercial use does not involve substantial site lighting in the vicinity of the project and would not involve significant light and glare effects.

The proposed project involves development of a residential subdivision, which would be consistent with other existing residential uses to the south, west and east. The project site is divided from existing commercial uses to the north by Turner Road, which provides substantial separation between the uses and reduces any potential conflict to a less than significant level.

Level of Significance: Less than significant.

Mitigation Measures: None required.

10. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

The proposed project site is located in an urbanized area. There are no known mineral resources associated with the project site. The Division of Mines and Geology Mineral Classification Map does not identify the project site as potentially containing known valuable mineral resources. The project site is located within MRZ-1, areas with "little likelihood of containing significant deposits" of economic minerals (Jensen and Silva, 1988). The proposed project would involve no known effect on mineral resources.

Level of Significance: Less than significant..

Mitigation Measures: None required.

11. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

Noise standards for residential development are established in the Lodi General Plan. Table IV.D-4 of the General Plan Noise Element shows that Ldn noise levels up to 60 dB Ldn are considered normally acceptable for exterior noise levels in residential developments, while interior noise levels should be maintained at 45 dB Ldn or below. Noise sources in the project vicinity are limited to local traffic and current land uses. There are no highways, railroads, airports or noise-generating industry in the vicinity.

Turner Road borders the north boundary of the project site and Lower Sacramento Road forms the east boundary. The Lodi General Plan estimated for the year 2007 that associated noise related traffic on both these streets would range from 60 to 65 db. Eight-foot masonry sound walls along both of these frontages are included in the proposed project and would separate the proposed residences from these sources and provide noise attenuation. As a result, noise standards would not be exceeded within the proposed project as a result of the adjacent traffic noise sources.

The proposed project is consistent with surrounding land uses and would have no substantial effect on ambient noise levels; the project would have no conceivable exposure to or effect on ground borne noise levels, or ground borne vibration.

Construction noise would temporarily elevate noise levels in the project vicinity. When and if equipment is operating in the vicinity of existing residences near the project site or other noise-sensitive land uses, noise could cause disturbance of residents near the project site, particularly if construction occurs in the evening or at night when people typically relax and sleep. This source of noise would be significant but generally short-term. Impacts would be reduced to less than significant with the mitigation measure listed below.

Level of Significance: Potentially significant

Mitigation Measures:

1. Temporary noise impacts resulting from project construction shall be minimized by restricting hours of operation by noise-generating equipment to 7:00 a.m. to 10:00 p.m. Monday through Friday, and to 7:00 a.m. to 6:00 p.m. on Saturday and Sunday when such equipment is to be used near noise-sensitive land uses.

Significance After Mitigation: Less than significant

12. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

The January 2007 population of the City of Lodi was 63,395 (California Department of Finance Report E-5). The City had an estimated 23,253 residential units, approximately 65% of which were detached (i.e. single-family) units.

The project is located in an urbanized area of the City of Lodi and is located adjacent to an existing residential development. The 6.79-acre proposed project site is primarily vacant with the exception of a small parking lot. The project area is designated Office-Institution by the Lodi General Plan and is zoned R-C-P Residential, Commercial, Professional.

Project Impacts on Population and Housing

The proposed project would result in the development of 36 to 47 single-family residences. The project at buildout would result in a maximum potential population increase of about 127 people within the subdivision, based on a maximum of 47 lots, at the rate of 2.7 people per household. The proposed project would not result in any significant impact to population of the City of Lodi. While the project would involve the conversion of commercial land to residential use, potential population increases associated with development of infill sites have been accounted for in the General Plan.

The project would not involve demolition of housing and would result in the construction of up to 47 new single-family homes. The additional homes to the City's existing housing stock would be considered beneficial.

Project impacts on population and housing are considered less than significant.

Level of Significance: Less than significant.

Mitigation Measures: None required.

13. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

Fire Protection

This proposed project site would be served by the Lodi Fire District. The Lodi Fire District has four stations located throughout the City of Lodi. Fire Station #4 is located at 180 North Lower Sacramento Road and is the closest station to the project site. Fire Station #4 is equipped with one fire engine. The station is staffed with three fire fighters in a 24-hour shift. The response time to the project site would be under five minutes. Fire Station #1 is located at 210 West Elm Street, and would serve as the back-up station to the project site.

Development of the proposed project would involve a minor addition to the responsibilities to the Lodi Fire District. The Lodi Fire District does not anticipate any problems serving the proposed project site. Accessibility is adequate, and the proposed structures do not involve any particular fire protection concerns. The project must follow the California Fire Code's standard regulations regarding the placement of a fire hydrant, adequacy of water supply to the site, and emergency access. The project will be required to pay Public Facilities Fees to support the development of new fire stations.

Police Protection

Law enforcement services for the project site will be the responsibility of the Lodi Police Department (LPD). It is LPD's policy to respond to all emergency calls within a three minute time period and all non-emergency calls within 40 minutes. The Lodi Police Department consists of two divisions: Support Services and Operations. The Department is currently budgeted for 78 sworn officers and 39 civilian staff. The Lodi Police Department operates one central police station located at 215 West Elm Street.

Project construction would, through the location of construction materials and equipment on the unoccupied site, involve new crime opportunities during the construction period. These can be minimized by construction site security, addressed in mitigation measures below. Crime opportunities within areas of new development can be minimized by proper project design. Adequate emergency access onto the project site would be essential for responding to calls for service. These issues are addressed by the mitigation measures below.

Schools

The proposed project is located within Lodi Unified School District (LUSD). The nearest public schools to the site are as follows:

Elementary:	Woodbridge Elementary School, 1290 Lilac St.
Middle:	Millswood Middle School, 233 N. Mills Ave.
High:	Lodi High School, 1425 S. 3 S. Pacific Ave.

Development of the project site will lead to the generation of additional student population. Student generation associated with the project, based on the maximum number of 47 proposed single-family residential units would amount to a total of 26 new students. Per LUSD, the proposed project would amount to 15 K-6th grade students based on a student rate of 0.31 students per unit, four 7th and 8th students based on a rate of 0.08 students per unit and seven 9th-12th grade students based on a rate of 0.15 students per unit. LUSD has confirmed that sufficient capacity exists within the affected schools to accommodate project-related student generation.

To assist in meeting school construction costs the LUSD collects developer fees in the amount of \$3.75 per square foot for single-family residential projects in accordance with state law. The project will contribute to these fees in conjunction with building permit issuance. Collection of these fees will be sufficient to reduce potential schools impacts to less than significant.

Parks

Public parks and recreation facilities in the vicinity are provided by the City of Lodi. Katzakian Park is located at 2753 West Turner Road directly north of the proposed project site. The park is equipped with playground equipment, baseball and soccer fields, basketball hoops and picnic tables. Lodi Lake and Peterson Park are also within the project vicinity. The proposed project would contribute to additional use of these parks.

The project will generate new residential population that will increase park demands in the project neighborhood. Recreational needs generated by the project would be met by the existing parks in the project area. The project would be required to contribute to the City's Public Facilities Fees for parks and recreation facilities that will help meet overall park and recreation needs in the City as a whole. As a result, the project would not involve significant effects on parks.

Maintenance of Facilities, Including Roads

The proposed project would not result in any substantial increase in maintenance requirements for public facilities, including roads. The project site is already served by existing arterial streets. New subdivision streets would be constructed to City standards and absorbed into the City system. New traffic on existing project area roadways would be limited primarily to passenger vehicles and light trucks. There would be no substantial near-term increase in heavy vehicle loading.

Level of Significance: Potentially significant.

Mitigation Measures

1. The applicants and/or their successors shall pay required capital fees toward the construction of new City facilities, as required by the Municipal Code.
2. The applicants and/or their successors shall consult with the Fire, Police and Public Works Departments and incorporate access, water supply and other emergency access/response needs in the proposed project design.
3. The owners, developers and/or successors-in-interest shall pay adopted developer fees toward construction of new schools prior to issuance of building permits in accordance with the rate schedule established by LUSD.

Significance After Mitigation: Less than significant.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NARRATIVE EXPLANATION

Recreational facilities have been addressed under Section 13 Public Services.

15. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NARRATIVE EXPLANATION

The proposed project site is located at the southwest corner of Turner Road and Lower Sacramento Road and fronts on both of these streets. Both Turner Road and Lower Sacramento Road are four-lane arterials that are fully improved; the north leg of the intersection, Woodhaven Lane is a two-lane road. The existing intersection of the two arterial roads is signalized with dedicated turn lanes.

Lower Sacramento Road south of Turner Road is a median-divided street; there is no access opening through this median along the project frontage. Bike lanes are located along both sides of the street. The most recent daily traffic counts for this segment (2004) indicate an average daily traffic (ADT) of 11,930 vehicles/day.

Turner Road is an undivided street with a striped center two-way turn lane; bike lanes are located along both sides of the street. Average daily traffic along the segments of Turner Road in the project vicinity is 7,900 vehicles/day west of Lower Sacramento Road and 13,700 vehicles/day east of Lower Sacramento Road.

The City of Lodi has established a level of service (LOS) standard of LOS C. Existing traffic operations at the intersection of Turner Road/Lower Sacramento Road were calculated to be LOS C in the Lodi Annexations Project EIR. Existing AM peak hour traffic was calculated in that EIR to be 843 and 698 vehicles/hour on the segments of Lower Sacramento Road and Turner Road adjacent to the site under existing conditions. Existing PM peak hour traffic along the same segment was identified as 994 and 775 vehicles/hour, respectively. The proposed project would involve the development of as many as 47 residences.

Traffic Impacts of the Project

Assuming a trip generation rate of 10 trip-ends (TE) per day (TE/day), the project would generate a total of 470 TE/day. Using the AM and PM peak hour trip generation rates identified in the Lodi Annexations Project EIR, project would generate approximately 35 AM and 47 PM peak hour trips.

Peak hour trip generation associated with the project is not expected to result in any significant impact on traffic operations in the vicinity of the project. The project's contribution to existing traffic on Turner Road and Lower Sacramento Road would be relatively small and would not involve a significant contribution to existing traffic at the Turner Road/Lower Sacramento Road intersection. This intersection is expected to continue to operate at an acceptable level. The project would not involve a significant effect on traffic.

The proposed general plan amendment, rezoning and subdivision of the site would involve reduced potential for traffic generation as compared to development that could occur under existing general plan designations and zoning. Assuming the project site was developed for commercial office use at either the general plan maximum (50% FAR) or the assumed general plan build out rate of 35%

FAR, an employment rate of one employee per 200 square feet, and a trip generation rate of 3.3 TE/employee, commercial office development would result in between 1,600 and 2,300 TE/day. Alternatively, using a trip generation rate of 43 TE/1,000 square feet, commercial offices, commercial office development of the project site could result in 4,200 to 6,100 TE/day.

The Lodi Annexations Project, which involves large development proposals adjacent to the western city boundary, would involve substantial new trip generation and potential impacts on intersections in the western portion of the city, including the intersection of Turner Road/Lower Sacramento Road. The Lodi Annexations Project EIR predicted that traffic generation associated with this project would result in degradation of the level of service at Turner Road/Lower Sacramento Road from LOS C to LOS D. However, these potential impacts would be reduced to a less than significant level with the construction of additional turn lanes at this intersection. These improvements are mitigation measures identified in the EIR for that project, which would be required to be implemented in conjunction with the project.

The proposed project would involve incremental new demands on existing pedestrian, bicycle and transit systems. The project would extend existing pedestrian facilities within the project site and along the site frontages on the adjoining roads. Bicycle and transit systems are already in place in the project vicinity.

Level of Significance: Less than significant

Mitigation Measures: None required

16. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

NARRATIVE EXPLANATION

Sewer Services

Sewage treatment and collection services in the City of Lodi, including the project area, are provided by the White Slough Pollution Control Facility (WSWPCF) and operated by the City of Lodi Public Works Department. An existing 10-inch sewer line is located in Turner Road north of the proposed project and a 12-inch line is located in Lower Sacramento Road East of the project site.

The proposed project would involve increases in sewage generation as new homes are built and occupied. The proposed project would be served by the City's WSWPCF. Existing sewer lines are sized to adequately serve the project.

Water Services

Water service in the project area is provided by the City of Lodi, which operates 26 computer-controlled wells. Existing eight and 10-inch City water lines are located in Turner Road and Lower Sacramento Road.

City water lines would be extended onto the site from Turner Road and Lower Sacramento Road to serve the proposed project. The City of Lodi has indicated sufficient water supplies are available to serve the project, and the necessary line extensions will be required to be sized to adequately serve the project. As a result, the project would involve no significant impacts on water services.

Storm Drainage Services

Storm drainage services in the project area are provided by the City of Lodi. Existing 15-inch lines are located in Turner Road north of the project, and 12-inch lines are located in Lower Sacramento Road east of the proposed site. Adequately-sized storm drain lines will be extended onto the site from Turner Road and Lower Sacramento Road to serve the proposed single-family neighborhood. Drainage flows for both lines are directed northwest to the Mokelumne River.

The proposed project would result in the construction of new impermeable surfaces that would increase runoff from the site. The proposed project would contribute additional flows to the existing City storm drainage system. The storm drainage system was designed to accommodate the planned commercial use of the project, and proposed residential use would reduce the potential runoff associated with site development. Existing storm drainage lines would accommodate the additional storm water from the project site.

Storm runoff water quality is regulated by the federal Clean Water Act through the National Pollutant Discharge Elimination System (NPDES) and the State general permit system. The City of Lodi Storm Water Management Program (January 3, 2003) and associated Municipal Code requirements, which are discussed in Section 8, provide for control of storm water quality impacts. Compliance with the mitigation measures included in Section 8 Hydrology would reduce potential water quality impacts to less than significant.

Gas and Electric Services

Lodi Electric Company (LEC), provides electricity to the City of Lodi and the project vicinity. LEC is customer-owned and City operated to offer local residences competitive prices and service. Pacific Gas and Electric Company (PG&E) currently provides natural gas service to existing development in the project vicinity. Electrical and gas facilities are located along Turner Road and Lower Sacramento Road. PG&E is a state-regulated utility that is obligated to extend electrical and gas service to existing and new development within its service area.

The proposed project will result in new demands for gas and electric service. Extension of gas and electrical infrastructure onto the project site would be required to serve new development. PG&E has indicated no concerns with extending service to the project site (Lang, pers. comm.) as has LEC (King, pers. comm.). During the development process, the applicants and/or their successors must consult with PG&E and/or LEC to ensure that infrastructure is available when needed and to prevent disturbance of potential existing buried utilities. This process prevents significant impacts, and no further mitigation would be required.

Telephone Services

AT&T is the telephone service provider in the existing project vicinity. Existing lines are located along local streets in the project vicinity. The proposed project would involve incidental new demands for telephone service. These demands can be met by existing facilities in the area.

Solid Waste

Central Valley Waste Services provides solid waste collection in Lodi. Solid waste is disposed of at existing private landfill facilities. There is no shortage of landfill facilities space. The proposed project would be subject to existing City recycling programs and would involve no substantial increase in solid waste generation. No concerns in this issue area are anticipated.

Level of Significance: Potentially significant.

Mitigation Measures:

1. The applicants and/or their successors shall submit detailed subdivision improvement plans. These plans shall show all on- and off-site utilities necessary to provide water, storm and sanitary sewer utility service. These plans shall be acceptable to the Director of Public Works and approved by the City Engineer prior to construction.
2. The owners, developers and/or successors-in-interest shall provide permanent rights-of-way for and construct all on-site and off-site water, storm and sanitary sewer facilities.

Significance after Mitigation: Less than significant.

17. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NARRATIVE EXPLANATION

Finding (a) is checked as "Potentially Significant Unless Mitigated" on the basis of potential cultural resources impacts described in Section 5. These impacts would be reduced to less than significant with mitigation measures identified in that section.

The project would contribute to significant cumulative impacts of urban development in Lodi, as described in the Lodi General Plan and EIR. The project would not, however, involve any significant effects (with mitigation) or cumulatively considerable contributions to cumulatively significant impacts in any environmental issue area.

Other than the environmental effects reviewed in the above narrative, the proposed project would not involve any other potential adverse effects on human beings, either directly or indirectly.

Level of Significance: Less than significant

Mitigation Measures: None required

SOURCES

REFERENCES CITED

- Black and Veatch. City of Lodi Stormwater Management Program. January 2003.
- Crawford Multari & Clark Associates. 2003. City of Lodi Zoning and Subdivision Ordinance. September 2003.
- EDR. 2007. F&M Residential Project. June 06, 2007
- Federal Emergency Management Agency. 1987. FIRM Flood Insurance Rate Map, City of Stockton, California. Community-Panel Number 060300 0001E. June 18, 1987.
- Genesis Society. 2007. Archaeological Record Search F&M Residential Project. July 2007.
- Jones and Stokes Associates, Inc. 1990. City of Lodi General Plan Background Report. January 1990.
- Lodi, City of. Municipal Code.
- LSA. 2006. Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096. April 2006.
- San Joaquin Valley Air Pollution Control District. 2002. Guide For Assessing and Mitigating Air Quality Impacts (GAMAQI). January 10, 2002.

PERSONS CONSULTED:

- Brum, Vicki. Lodi Unified School District
- Cretan, Dova. Customer Service Representative. Central Valley Waste Management Services
- Fernandez, Paula. Senior Traffic Engineer. City of Lodi.
- Hoover, Linda. Administrative Secretary. Lodi Fire District
- Jensen, Sean. Principal. Genesis Society
- King, Gerald. Electric Estimator. Lodi Electric Utility
- Lang, Mike. IPE. PG&E
- Lavallis, Marcy. Senior Administrator. City of Lodi Parks and Recreation
- Morimoto, David. Senior Planner. City of Lodi
- Petterson, Todd. Sergeant. Lodi Police Department

DOCUMENT PREPARERS

This document was prepared by InSite Environmental, Inc. of Stockton under the direction of the City of Lodi. InSite Environmental staff participating in document preparation included the following:

Charlie Simpson, Principal

Amy Gartin, Environmental Planner

Victoria Jordan, Research Assistant and Graphics